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Tom Vujovich - Chair called the meeting to order. The following members were in attendance: Rich Stenner, George VanHorn, Jim Lienhoop, Ed Curtin.

Guests – Bruce Donaldson, Jeff Bergman, Tim Coriden, Tom Heller, Mayor Armstrong, Dave Hayward

Election of Officers

Ed – recommendation / motion that current officers continue.

Tom Vujovich - President

Rich Stenner – Vice-President

George VanHorn – Secretary

Motion by Stenner and second by Van Horn to accept above slate of officers.

Minutes

Minutes for review

- 1/7/08 – Motion Van Horn and second Stenner - approval of minutes as submitted.

Resolution of Commons Board Agreement

Ed – Related to an issue brought up by Terry at last meeting, Redevelopment Commission would need to accept the responsibility for overseeing demolition and ultimately reconstruction of The Commons Mall and The Commons. This resolution accepts that responsibility and ultimately the Commons Board will have a similar resolution as well. This would be resolution #2008-1.

Tom – the problem this addresses again is the Redevelopment Commission having the authority and responsibility to be involved in The Commons demolition and reconstruction.

Ed – Not necessarily a problem but making sure we have covered our bases.

Motion by VanHorn and second by Stenner to adopt resolution - ADOPTED

Approval of Advertising for Master Lease of Garage

Ed - Within the next 2 weeks or so we will be getting the appraisals back on garage and will place the advertising for overseeing that facility. Consistent with what Bruce indicated we would need to do, advertise on two consecutive dates (Friday), waiting period usually of 10 days or so, see what response we get back and take action from that point.

Tom – Request is just to authorize Ed to proceed for the lease on the garage in the coming weeks. Discussion?

Motion to approve advertisement of lease for garage by Stenner, second by Lienhoop - APPROVED

Approval of Claims

Ed – Changing process a little bit – two dockets of claims. First one specifically for parking garage – 3 for that: Wilhelm, for the appraisal and Christopher Burke. Second set – listed in documents: Woodside Northwest/Dave O'Mara, Patriot Engineering, Christopher Burke, Koetter-Kim. After you have had a chance to review the master list, all of you will sign one of the documents on the back page, allows us to move forward.

Ed – If you want me to continue what I had been doing and give you the information to look at ahead of time I can do that.

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Motion to approve Lienhoop, second by Stenner – APPROVED.

Discussion

Ed - I asked Jeff Bergman to come today. Special meeting of the City Council on the 12th. Jeff had approached me late last week about the issue of housing in the immediate downtown or adjacent neighborhoods.

Jeff – There has been a conversation ongoing for several months now about issues relative to the downtown plan that the Redevelopment Commission was involved in which resulted in my invitation to be here this morning. The City has been involved in an effort to update the zoning ordinance for many years and that process is drawing to conclusion. There is a new version of the zoning ordinance in front of the City Council for their adoption which will include that process. One of the land use issues in the community that was taken up by the steering committee working with the zoning board on this project was one of how neighborhoods downtown are zoned and what the impact of that zoning is on those neighborhoods strictly from a land use point of view. What the steering committee elected to do was to create a zoning district called established residential that dealt primarily with those neighborhoods around downtown where the development pattern is very different than what we see in new subdivisions these days and where the perception is under a typical zoning scenario the owners of those properties may have difficulty adding on to their homes, building a garage or otherwise investing in their properties because they are at a higher density than subdivisions these days, the setbacks are smaller, a little bit closer to the street, lot closer to property lines, access is from an alley, long and narrow versus wide and not very deep. Steering committee interested in setting up a zoning district that accommodates the unique characteristics of those neighborhoods and sure that investment in those areas was enabled. The people did not have to come ask for exceptions to do very typical things that were in character with the neighborhood on the property. That was accomplished and the zoning district was formed. One of the issues that was discussed at that time and is now a discussion of the City Council is the choice by the steering committee to say as we look at these neighborhoods one of the things we want to give some attention to is are they single family areas, are they two family areas, are they multifamily areas. Under the current zoning regulations multifamily residence development is something that is permitted. People could assemble a bunch of properties, tear down the homes and build an apartment building if they wanted to. It also means that individuals can acquire homes and convert them into apartments or two or more tenant use. The steering committee when looking at that particular issue felt it would be better if instead of that being a permitted use in those neighborhoods if multifamily housing was listed as a conditional use which means that if a property owner wants to convert a single family home to apartments they need to go through a public process before the Board of Zoning Appeals which would essentially give their neighbors an opportunity to weigh in on that choice. It would give the board the authority to look at that property in terms of compatibility with adjoining properties, make a judgment whether that should be allowed based on that compatibility. The reason I think that might be of interest to the Redevelopment Commission, reason I approached Ed on this topic, in making the decision to do that the steering committee and the planning commission also looked at the comprehensive plan for guidance on land use standpoint for downtown. While the bulk of the comprehensive plan does not provide a lot of guidance on the issue, some specific guidance does come from the downtown plan in terms of housing in those neighborhoods. It talks about encouraging investment and home ownership in particular. When we went through the development of the downtown plan there was a discussion about downtown housing for sure and the downtown strategy involves not only construction of new housing in the immediate downtown area but also to the best of our ability making sure that those neighborhood demographics promote investments and then have a relationship with downtown so that the people living in those neighborhoods are customers for the downtown and there is a good relationship there. I

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think one of the main drivers for the steering committee in deciding to change from pretty much allowing conversion of homes to multifamily in downtown to being more restrictive of that was, as they saw it given the downtown plan, promoting investments in those neighborhoods by individuals who would be owner/occupants. What you see now at City Council is some push back from primarily the

Landlords Association who obviously take issue with that change in the zoning ordinance and I wanted to make sure that Ed was aware that the conversation was going on and he in turn asked me to make sure that you were all aware of that the conversation was going on. Certainly it is the Plan Commission implementing the downtown plan that is a partial driver for those changes.

Tom – What is the time table?

Jeff – The Plan Commission has essentially approved the ordinance and forwarded to the City Council for their evaluation and adoption. The City Council has 90 days to act on that document and that 90 days will run out on March 19th. City Council has had first reading on the ordinance and at that point received a lot of input primarily from the Landlords Association in opposition and City Council has scheduled a special meeting to devote an hour or so to this topic on February 12th at 8 AM to gather some additional input. There will be several representatives for investment groups (Lincoln Family Center, Housing Partnerships) there as well as individual homeowners. At some point over the next month or two the council will need to put back on their agenda to take action. If they do not it essentially a pocket pass, that the recommendation of the Plan Commission takes effect.

Tom – The comment from the Landlords Association has been around what issues?

Jeff – Solely that issue of essentially they see the change from the current regulations where they are allowed to purchase single family homes in neighborhoods around downtown and convert those to apartments without really any sort of approval and public process to one where they would need to receive the approval of the Board of Zoning Appeals in order to make that change and as part of that there would be an opportunity for surrounding property owners to receive notice of that change and state reasons they would or would not support conversion of a single family home to apartments.

Ed – This does not have any effect on those homes already in existence? - Jeff – NO

Tom – Has there been any study on surrounding neighborhoods to determine what percentage of homes have been converted to multifamily?

Jeff – Short answer is no. We do not have a good idea.

Tom – Does the Landlords Association make any argument that we somehow through this ordinance would be depriving people of housing affordability or opportunity if this was implemented? Whose interest are they representing?

Jeff – They were both concerned as business owners and secondly what you articulated is affordable housing issues. The ordinance would make that more difficulty for them to provide.

Rich - I think one of the issues as a Redevelopment Commission one of our goals is to liven the downtown and it seems that density might be desirable in some places, increase the density, generate more traffic for retail and entertainment that we hope to attract.

Tom - Which areas are we talking about?

Jeff – Approximately from here north up to Donner and then East to Central. There has been some discussion in the Plan Commission to extend this into portions of East Columbus as well simply because they thought it might it easier for reinvestment to occur for those homeowners given the historic characteristics of those blocks. I think the people who have worked on it all along have seen it as

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encouraging investment in those residential neighborhoods by making the process easier for anybody who wanted to add on, build a garage, do those things without tripping over zoning which typically do not match up with the characteristics of the neighborhood. When you talk about investment in those neighborhoods do you care who makes the investment, etc? People who see those homes as single family are less likely to make those investments if they see that homes around them can become multifamily, etc. without any input from them.

Tom – Without putting too fine a point on this, we are all familiar with examples where this type of activity has not led to reinvestment but promotes its downward spiral. If the folks who are buying the properties to convert them to multifamily do not make investments which bring them up to code, maintain at code standards that benefit the neighborhood then we get on a slippery slope where the whole neighborhood over time continues to move down not up and certainly from that perspective that is not beneficial to any neighborhood let alone a downtown neighborhood which has problems that we are trying to correct anyway. I appreciate the landlord's perspective on this but from the investment in the neighborhood and what is that investment leaning to, I am more familiar in the downtown neighborhoods that we drive through on a regular basis where those conversions from single family have not been beneficial. There clearly are some exceptions on Franklin Street where we have seen single family homes divided and they are working well but when we work east that is not what we are seeing. The investment in single family generally is more beneficial to the community than single converted to multifamily.

Director's Report

Ed – report provided. Impact of office jobs downtown approximately \$200-250 million - \$75-80,000 a year jobs. Working on demolition of Commons, start in about a week and a half. Demolition will start on corner of 3rd and Jackson where new office building will go. George Dutro and I participated in Bloomington talk show, good conversation, good phone calls in and some E-mails, feedback so far is that had gone pretty well. Submitted the application to rezone property or portion of property where planning indoor sports complex. Going to Plan Commission meeting on the 5th or 6th of March.

Tom – Observation – interesting that we refer to the first parking garage as the "old parking garage".

Tom - I was in a meeting this morning where someone asked if there was a problem getting the exterior material for the 4th and Jackson garage. They had heard that there was some delay in getting the metal mesh.

Ed - The contractor is very good at making us very aware of any issues. Talked with them last week and there were no issues with materials.

Tom - So we are on track with that, on schedule?

Ed – Yes, the last pour of concrete is scheduled for this Friday.

Tom – Support activities that we need to be thinking about, rate setting for the garage?

Ed – That is part of what Dave will receive help with when we complete the parking study.

Tom – Any time frame?

Dave – We plan to have that completed mid April or sooner if we can get it. We just got all the traffic information and other information this last week so we are ready to get started on it now.

General Discussion

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Tom – I think to the extent that the strategic development plan identified and eliminates barriers to development is an objective that we needed to work on. Understanding what those development barriers might be as related to those older neighborhoods is something that we need to take a look at.

Ed/Mayor – There is going to be a special meeting with the City Council on February 12th at 9 AM to discuss Senate Bill 1001 and House Bill both – will be immediately following the special City Council meeting. Update on the latest from the Legislature.

Ed-I think a concern we ultimately may have is as we move forward with opportunities or projects that help Columbus our hands may be tied with opportunities by activities that the Legislature is proposing.

Mayor – You know that what happens on the last day can be entirely different. We are going to lose the City \$833,000 in 2009 and \$816,000 in 2010. The projects are already on line, we will not give raises to people, insurance goes up, fuel cost goes up, utilities go up, we can't add those things, 2010 will be worse than 2009 and we have no way to get assistance with tax, county has to pass those and the city has no authority.

Tom – For the Redevelopment Commission and its activity there comes a time when we are being faced with more opportunity than funding availability and the state is choking off funding opportunity at the same time.

Mayor – When you are talking about economic development growth, what company or business wants to Columbus or to Indiana when you are laying off employees, you do not have the services that you used to have because you can't afford them, why not go to Kentucky, Ohio, Illinois, Michigan because they'll make some better offers and we have no place to go. That is the dilemma we are all facing at this point. I'm giving them exact numbers that we have to deal with. I think it will change before it's over.

Tom – No further discussion – meeting adjourned. There will be an executive session of the Redevelopment Commission starting in 5 minutes.

Next meeting 3/4/2008